



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

May 22, 2019

CASE No.: ZON19-00125	PROJECT NAME: Mesa Grand Building 8-drive-thru addition
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Owner's Name:	DSW Mesa Grand/Spectrum, LLC
Applicant's Name:	Hunter Marcuson, MBA DWS Commercial
Location of Request:	1855 South Stapley Drive. Located north of Baseline Road on the east side of Stapley Drive. (2.3 ± acres). Site Plan Modification.
Parcel No(s):	139-10-019
Request:	Site Plan Modification for the redevelopment of an existing restaurant building for multi-tenant spaces with a drive-thru.
Existing Zoning District:	LI-CUP (Light Industrial with Council Use Permit)
Council District:	3
Site Size:	2.3 ± acres
Proposed Use(s):	Retail with drive-thru
Existing Use(s):	Vacant building
Hearing Date(s):	May 22, 2019 / 4:00 p.m.
Staff Planner:	Wahid Alam, AICP
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	

HISTORY

On **May 19, 1973**, the property was annexed into the City of Mesa (Ordinance No. 812).

On **July 20, 1998**, the property was approved with a Council Use Permit to allow the development of the Mesa Grand shopping center (Ordinance No. 3498, Case No. Z98-043). The subject property (PAD 8) was built for a restaurant use and currently vacant.

PROJECT DESCRIPTION

Background:

This request is to allow the redevelopment of an existing vacant restaurant building for a multi-tenant commercial use, including a drive-thru for a restaurant. Some of the anticipated uses include restaurants and retail space as mentioned in project information table in the civil plan.

Currently, there is an existing vacant building on the property. The building was previously used as restaurant.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan designates the subject property as a Mixed-Use Activity character type with a sub-type designation of Community Scale. Per Chapter 7 of the General Plan, the primary focus of the Mixed-Use Activity character designation is for areas of activity, generally larger than 25 acres, that serve the larger community; primarily retail areas and entertainment centers, but often also include offices, multi-residential, and other supporting uses. The Community-Scale districts (primarily serving up to a 4-mile radius) typically contain one or two big box buildings and associated shops and pad sites. These character types are typically at the intersection of two arterial streets and are typically auto-dominant unless part of a Transit District. As part of redeveloping older community commercial areas, the Community-Scale district character type may transition into providing a greater mix of uses including office and residential activities and should take on a more pedestrian-friendly environment. The primary goal of this character type is to provide high quality opportunities for commercial and entertainment activities consistent with the needs of today's consumer.

Staff reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (page 15-1) of the Mesa 2040 General Plan and has determined that the proposed use of retail and restaurants are in conformance with the character area designation and surrounding shopping center development.

Zoning District Designations:

The subject property is currently zoned Light Industrial with Council Use Permit (LI-CUP). The applicant is requesting to redevelop the existing building, on Pad 8 of the existing site plan, for a multi-tenant commercial building with a drive-thru. Per Section 11-7-2 of the MZO, retail and restaurant use are permitted in the LI zoning district.

Site Plan and General Site Development Standards:

The subject property is located within the Mesa Grand shopping center. The applicant is proposing to reuse the existing vacant building (formerly occupied by Old Country Buffet restaurant) into a multi-tenant spaces with a drive-thru facility for two restaurants and a retail space. The site plan shows the proposed drive-thru lane will wrap around the existing building and main access to the site will be through a proposed curb cut from an existing internal private drive that connects to Stapley Drive to the west of the site. The site plan also specifically shows gross floor area of the existing building to be 8,187 square foot and the building will consist of two restaurants and a retail space. Specifically, a 5,643 square foot space area will be used as two restaurant spaces and a 2,544 square foot for a retail space. There are adequate parking to support the proposed uses. Overall, 70 parking spaces are required for the proposed uses. The site plan shows 130 parking spaces which conform to the City's standards. The subject request conforms to the site plan review outlined in Section 11-69-5 of the Mesa Zoning Ordinance (MZO). Per Section 11-71-2 (A3) of the MZO, the proposed development will require to follow the City's Design Review. This Section of the MZO requires a design review for developments that have frontage on an arterial or that are part of an existing or planned development that has frontage on an arterial or collector street.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across Stapley Drive) LI Commercial	North LI- CUP Mesa Grand Shopping Center Commercial	Northeast LI-CUP Mesa Grand Shopping Center Commercial
West (Across Stapley Drive) LI Commercial	Subject Property LI-CUP Vacant restaurant building on Pad 8	East LI-CUP Mesa Grand Shopping Center Commercial
Southwest (Across Stapley Drive) LI Commercial	South LI- CUP Mesa Grand Shopping Center Commercial	Southeast LI- CUP Mesa Grand Shopping Center Commercial

Compatibility with Surrounding Land Uses:

The proposed site plan modification is for the redevelopment of an existing building on Pad 8 within the Mesa Grand shopping center for multi-tenant retail and restaurant spaces. Staff has determined the proposed multi-tenant spaces with a drive-thru facility is compatible with the surrounding uses and is consistent with development in the area.

Neighborhood Participation Plan and Public Comments:

The applicant has completed a Citizen Participation Process. Property owners within 1000 feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site were informed by mail of the proposed development. As of writing this report, staff has not been contacted by any residents or property owners in the area expressing support or opposition to the project. The applicant will be providing an updated Citizen Participation Report prior to the May 22, 2019 Study Session. Staff will provide an update of the citizen participation to the Board during the scheduled study session.

Economic Analysis:

The proposed redevelopment of the existing vacant building will potentially contribute to economic base of the City by providing additional jobs and sales tax revenue.

Staff Recommendations:

The subject request is consistent with the General Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval with the following conditions:

Conditions of Approval:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Compliance with all conditions of approval from zoning case Z98-043, except as modified with this request.